



# 158 Copperleaf Way Calgary Alberta

\$498,800

BRAND-NEW 3 BEDROOM 2.5 BATH UNIT | TANDEM GARAGE | WALKING DISTANCE TO SCHOOLS, PARKS, AMENITIES and WALKING PATHS! Why build and wait months when you can move into your brand-new home right away. Featuring over 1400 sq ft of developed living space, this trendy unit boasts a modern design with well-defined spaces perfect for the growing family. Enter through the lower-level front entrance into the surprisingly spacious foyer or through the rear man door into the oversized 33'4" x 12'6" tandem garage which also hosts the utility room and spaces for storage. Up the stairs to the open concept main level shared by the kitchen, dining room and living room. All taking advantage of the sunny SE front windows. Bright & functional kitchen features stainless steel appliance package, generous quartz counter space, plenty of modern cabinetry & a spacious center island. Relax or host your friends and family on the adjacent 14' x 8' duradeck balcony with BBQ gas line (upgrade). A massive living room, dining room space and a nicely tucked away 2-piece bath complete the level. Oh, almost forgot to mention the den space near the kitchen which is perfect for a small desk home office. The well-designed upper level includes a convenient laundry closet in the hall and offers a large primary bedroom with ensuite bathroom on one end and two good sized secondary bedrooms on the other which share a 4 piece main bath. The generous primary bedroom features a private ensuite with double quartz vanity, a spacious walk-in closet and an oversized walk-in shower stall. The list of upgrades and additional features includes 9' ceilings on the main level, luxury vinyl plank flooring (main floor and lower entrance), upgraded feature dining room light fixture, custom window blinds, upgraded washer/dryer, and tile flooring in ensuite and main bath. Fully drywalled and insulated garage, visitor parking...

Primary Bedroom 11.50 Ft x 12.00 Ft  
 Bedroom 8.58 Ft x 10.67 Ft  
 Bedroom 8.50 Ft x 10.67 Ft  
 4pc Bathroom 7.58 Ft x 7.25 Ft  
 4pc Bathroom 7.58 Ft x 5.08 Ft  
 Other 7.58 Ft x 4.58 Ft

Other 12.00 Ft x 13.42 Ft  
 Living room 14.75 Ft x 14.08 Ft  
 Dining room 10.92 Ft x 10.67 Ft  
 Kitchen 14.42 Ft x 13.83 Ft  
 2pc Bathroom 8.00 Ft x 3.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
 cawarawa@shaw.ca